

Comprehensive Plan Amendment No. 05012
84th and Adams
Community Commercial Center

Applicant	Location	Proposal
Jason Thiellen for Prairie Homes	North 84 th Street and Adams Street, including area northeast of 84 th & Leighton	Generally to approve a Community sized commercial center at 84 th and Adams, see below for complete details
Recommendation: Approval		

Status/Description

The applicant proposes the following for the land northeast of N. 84th and Adams Street :

- 1) Change the land use from Urban Residential to Commercial
- 2) Change the commercial size designation from Neighborhood Center to a Community Center

As a result of this application, the Planning Department recommends in addition:

- 3) Minor change from Urban Residential to Commercial on the southeast corner of 84th and Adams to reflect the land use boundary between commercial and residential uses established in the Prairie Village Community Unit Plan (CUP) approved in August 2002
- 4) Change from Commercial to Urban Residential on the northeast corner of 84th and Leighton Avenue reflect the residential (apartment use) approved as in the Prairie Village CUP

This application is associated with Annexation 05005 and Change of Zone 05020 – the Prairie Village North Planned Unit Development (PUD). Specifically, this amendment is needed for Option A of the PUD, which proposes to re-establish the large Community size commercial center on the northeast corner of 84th and Adams and provide a transitional office use on the southeast corner. The PUD also includes an Option B, with a Neighborhood Center on the northeast corner and a more intensive commercial use on the southeast corner.

If the City Council chooses to approve Option B of Change of Zone 05020, then this Comprehensive Plan Amendment will be withdrawn by the Director of Planning. This Comprehensive Plan amendment is only needed for Option A.

History:

In November 1996, this land on the northeast corner of 84th & Adams was first designated as industrial as a result of Comprehensive Plan Amendment #94-04 to the 1994 Comprehensive Plan. This amendment adopted the N. 84th Street Subarea Plan, which consisted of a land use map and accompanying notes. In 1996 the staff report and notes on the subarea plan noted that “if demand for the employment centers is not realized, these areas would be appropriate for urban residential development.”

In May 2002, the newly adopted 2025 Lincoln/ Lancaster County Comprehensive Plan continued to designate over 250 acres of land northeast of 84th and Adams as industrial for a future “Employment Center” and added the “Community” sized commercial center. This could have potentially permitted development over 2 million square feet of industrial and commercial space on the northeast corner of 84th and Adams Street, similar to what was approved in 1996. The Plan continued to designate a strip of commercial use on the east side of 84th Street from Leighton Avenue to Adams Street.

In August 2002, the City Council approved the Prairie Village change of zone, special permit and annexation for the land between Leighton and Adams, east of 84th Street. This plan included an apartment area on the northeast corner of 84th & Leighton, and a “future commercial site” on the southeast corner of 84th and Adams Street. The apartment site was zoned R-3 residential, and the “future commercial” remained zoned AG Agricultural. The plan also included the existing church site east of the commercial area at 87th and Adams Street. The land north of the church site, across Adams, was designated as industrial in the Comprehensive Plan at the time.

In June 2004, the City Council and County Board approved Comprehensive Plan Amendment #04012 which eliminated the industrial and Community size commercial center on the northeast corner of 84th and Adams Street and instead designated the area for urban residential with a smaller Neighborhood size commercial center.

This application is basically to return the Community size center to the Plan, but without the previously approved industrial uses. It would also remove the strip commercial uses from the northeast corner of 84th and Leighton and correct the boundary of the proposed office area on the southeast corner of 84th and Adams Street.

Comprehensive Plan Implications

The Comprehensive Plan states:

“Commercial and Industrial Development Strategy

The commercial and industrial development strategy presented below seeks to fulfill two notable objectives: (1) the approach is designed to provide flexibility to the marketplace in siting future commercial and industrial locations; while at the same time (2) offering neighborhoods, present and future home owners, other businesses, and infrastructure providers with a level of predictability as to where such employment concentrations might be located. Balancing these two objectives in a meaningful way will require diligence, mutual understanding, and an ongoing planning dialogue. (F 37 -38)

Guiding Principles applying to all forms of Commerce Centers are:

Commerce Centers should develop as compact clusters or hubs with appropriate site design features to accommodate shared parking, ease of pedestrian movement, minimize impacts on adjacent areas, and possess a unique character.

Commerce Centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commercial centers. Single use centers are discouraged - for example, office parks should include a

supporting retailing component, while shopping centers should include an applicable amount of office uses.

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented.

Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area. (Page F 41)

Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)

The staff report for the Comprehensive Plan Amendment last year to delete the Community Center noted that “there are already three Community Centers designated in the Plan in this vicinity: 1) 84th and Holdrege; 2) 84th and O Street and 3) 98th and O Street. The Community Center designation at 84th and Adams was not necessary to serve the needs of this area, but was instead reflecting that the large Employment Center may also include some office and retail use that would be beyond the size of a Neighborhood Center. If the 84th and Adams Community Center is deleted, a new location for this center does not need to be found, due to the proximity to three other Community Centers.”

While the Option A proposal does add a Community size center in area that already has a large center only a mile away at 84th & Holdrege, this proposal is a better plan than the alternative – the Option B. This proposal, Option A, is more in keeping with the goals of the Comprehensive Plan which encourages mixed use centers, with higher density residential and more pedestrian orientation. The Option A also provides a better transitional use on the southeast corner of 84th and Adams to the school site and eliminates the strip of commercial shown on the plan at 84th & Leighton.

The proposed site plan for Prairie Village North in Change of Zone 05020 includes a mix of housing types and commercial uses and a pedestrian orientation to the overall project and some of the commercial area. It provides for higher density housing immediately adjacent to the commercial area as encouraged in the Comprehensive Plan.

This proposal does not increase the overall commercial space approved in Comprehensive Plan when it was adopted in 2002. At that time, there could have been over 2 million square feet of commercial and industrial space ultimately on the northeast corner and several hundred thousand square feet of strip commercial along 84th Street from Leighton to Adams.

Conclusion

From 1996 to 2004, the Comprehensive Plan designated the northeast corner of 84th and Adams for a major commercial and industrial employment center. This property could have had over 2 million square feet of commercial space. The land was also designated as a Community sized commercial center. Traffic plans were based on this extensive development. At the landowner's request, these designation were eliminated by the City Council and County Board in June 2004.

This proposal, Option A, is more in keeping with the goals of the Comprehensive Plan which encourages mixed use centers, with higher density residential and more pedestrian orientation. The Option A also provides a better transitional use on the southeast corner of 84th and Adams to the school site and eliminate the strip of commercial shown on the plan at 84th & Leighton. Finally, it returns the "Community Center" designation to the northeast corner of 84th and Adams, similar to the designation from 1996 to 2004.

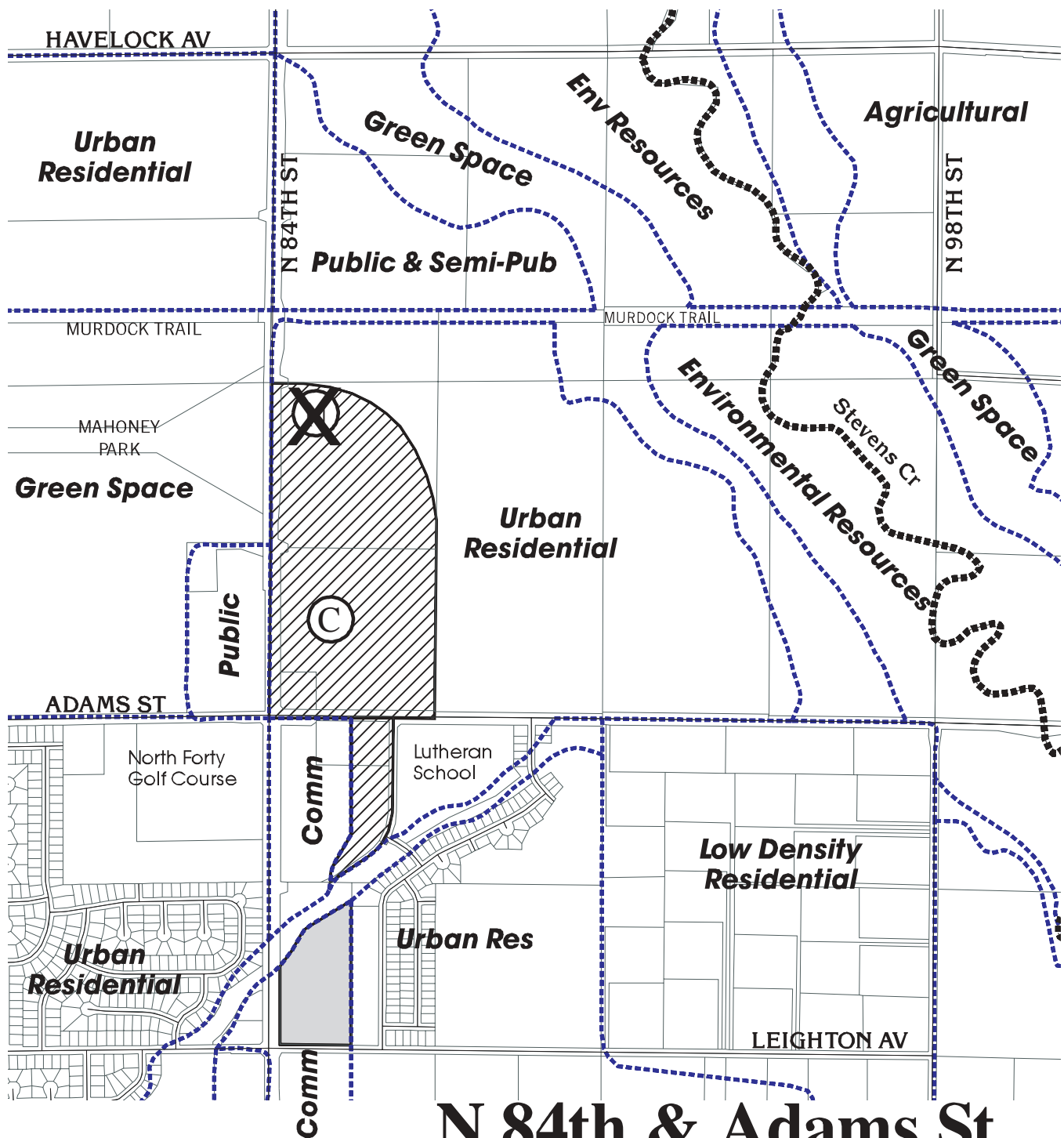
Amend the Comprehensive Plan as follows:

1. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F23 and F25, to change the land use designation from Urban Residential to Commercial on the northeast corner of 84th and Adams; from Urban Residential to Commercial near the southeast corner of 84th and Adams; and from Commercial to Urban Residential on the northeast corner of 84th and Leighton Avenue as shown on the attached plan.
2. Amend the "Existing and Proposed Commerce Centers" on Page F 41 to change the designation of the "Unbuilt Approved Center (Site Specific)" from a Neighborhood Center to a Community Center and reflect locations at North 84th and Adams Street.
3. Amend the list of proposed locations of "Proposed Locations" for future Community Centers on page F 46 to add a center as follows:
 - N. 84th & Adams Street

Prepared by

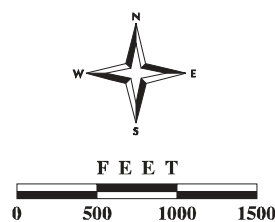
Stephen Henrichsen, AICP
Planning Department, (402) 441-6374: shenrichsen@ci.lincoln.ne.us

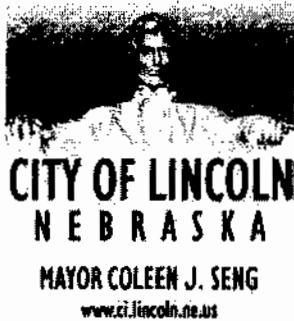
Prepared April 4, 2005



N 84th & Adams St Proposed Amendment # 05012

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
- From Commercial to Urban Residential
- From Urban Residential to Commercial
- New Community Center (Site Specific)
- Delete Neighborhood Center





LINCOLN/LANCASTER COUNTY

2005

COMPREHENSIVE PLAN AMENDMENT APPLICATION

The use of this application is appropriate when a change to the adopted Lincoln/Lancaster County Comprehensive Plan is desired. The required questionnaire on the reverse side of this application must be completed as well. Applications for the 2005 Annual Review are due to the Planning Department no later than 4:30 p.m. on February 2, 2005.

PART I.

Please print or type.

Date: March 3, 2005

Applicant: Prairie Homes

Mailing Address: 2045 South Folsom

City: Lincoln State: NE Zip: 68522

Phone: (402) 476-6599

Contact (if not applicant): Jason Thiellen, Engineering Design Consultants

Mailing Address: 2200 Fletcher Avenue

City: Lincoln State: NE Zip: 68521

Phone: (402) 438-4014

Application Fee of \$250.00 to the City of Lincoln.

If applicable, name of general area/location/site which would be affected by this proposed change (Attach additional sheets if necessary.).

Northeast corner of 84th and Adams Street,

W 1/2 SW 1/4 Section 11, T10NR7E

Applicant Signature: *[Signature]*

*on behalf of
Prairie Homes*

Date: 3/5/05

PLANNING DEPARTMENT USE ONLY:

RECEIPT NO. 130468

DATE 3-2-05

FEE PAID \$ 250

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PART II.

REQUIRED QUESTIONNAIRE:

COMPREHENSIVE PLAN AMENDMENT APPLICATION

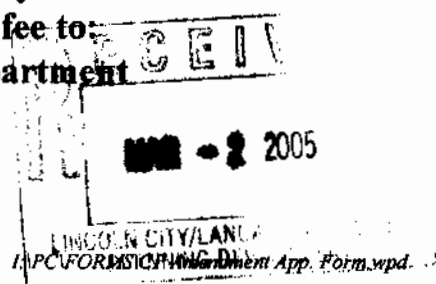
Please answer the following questions in text and/or graphic format and attach them to the application. Answer all questions on a separate sheet of paper and reference the question number in your answer.

1. Provide a detailed description and explanation of the proposed amendment. Include the Element (Land Use, Transportation, etc.) to be amended. (Please attach map and legal description if proposal is for specific tract of land.)
2. Describe how the proposal is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.
3. What do you anticipate will be the impacts (fiscal/CIP, environmental, phasing, etc.) caused by the proposal, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?
4. How would the proposed change comply with the community vision statements, goals, principles, and policies of the Comprehensive Plan? Include any specific page numbers from the Plan, research, or reasoning that supports the proposed amendment.
5. Is there public support for this proposed text amendment (i.e. have you conducted community meetings, etc.)?

Your Comprehensive Plan Amendment Application must be received by the Planning Department no later than 4:30 p.m. on February 2nd to be considered.

Please send application and application fee to:
Lincoln-Lancaster County Planning Department

**555 South 10th Street, Suite 213
Lincoln, NE 68508.**



Proposed Comprehensive Plan Amendment

1. This amendment proposes a change to proposed land use from Neighborhood Center to Commercial Center for the property generally located on the Northeast corner of North 84th Street and Adams Street, more specifically identified as:

Lots 28 IT, 29 IT, and 36 IT located in the West ½ of the Southwest ¼ of Section 11, Township 10 North, Range 7 East; located east of the 6th P.M., Lancaster County Nebraska.

See attached exhibit.

2. The current Comprehensive Plan calls for a "Neighborhood Center" at the corner of 84th & Adams Street. This amendment would reinstate the designation of "Commercial Center" for this location that existed in the Plan prior to Comprehensive Plan Amendment #04012 approved in June 2004.
3. Required infrastructure improvements to public streets and utilities will be addressed through developer negotiations for the proposed Prairie Village North Planned Unit Development.
 - a. The area is already serviceable with sanitary sewer.
 - b. Water service is available adjacent to the property. However, improvements will be necessary to provide adequate redundancy for domestic service and fire protection. These improvements are identified in the current C.I.P. Funding may be accelerated with developer negotiations.
 - c. 84th Street adjacent to the amendment area is currently improved to urban standards. Other adjacent arterial paving improvements are currently partially funded based on previous annexation agreements. However, the remaining funds are not yet included in the C.I.P. Gaps in the funding will be addressed in with Developer Negotiations.
4. The Planned Unit Development plan proposed for this area incorporates the ideas expressed under the Commerce Center section of the Comprehensive Plan to be responsive to market demands by providing space for multiple "big box" retailers who have shown interest in locating in the area. The proposed commercial space will allow for mixed uses and shared parking as encouraged in the Plan. The development will include high density residential uses within walking distance of the commercial area. The center will have multiple accesses from major arterial streets as well as local streets from the adjacent residential areas.
5. A public meeting held to discuss proposed development in the area showed community support for moving the "Big Box" commercial use currently proposed on the southeast corner of 84th and Adams Street to the north of Adams.

N

NO SCALE

W 1/4 CORNER
SEC. 11-10-7

N 84TH STREET

CENTER OF
SEC. 11-10-7

SW CORNER
SEC. 11-10-7

ADAMS STREET

S 1/4 CORNER
SEC. 11-10-7



**PRAIRIE VILLAGE NORTH
COMPREHENSIVE PLAN AMENDMENT
LINCOLN, NEBRASKA**

Drawn By: NLP
Dwg.: comp amend
Date: 03/03/05
Job#: 03-100

**SHEET
1 OF 1**